

**TALBOT COUNTY DEPARTMENT OF PLANNING AND ZONING**  
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**Talbot County Historic Preservation Commission**

<b>Meeting Minutes</b>
<b>Date: 08/14/17</b>
<b>Location: Conference Room #1 - Department of Planning and Zoning – 215 Bay Street, Easton, MD</b>

<b>HPC Members</b>		
<b>Name</b>	<b>Attended</b>	<b>Comments</b>
Marsha Kacher, Chair	*	
Dorothy Fenwick	*	
Victor MacSorley	*	
Ronald Mitchell	*	
Robert Mueller	*	
Cindy Schmidt	*	
<b>Staff and Guests</b>		
Talbot County Department of Planning and Zoning, Martin Sokolich & Miguel Salinas; Ashley Samonisky, Senior Planner, Vision Planning and Consulting		

**Agenda and Notes**

**Call to order – 3:00 p.m.**

**I. A. Roll Call**

Commissioners Kacher, Fenwick, Mitchell, Mueller, Schmidt and MacSorley were all present.

**B. Review minutes from July 10<sup>th</sup> meeting.**

Minutes approved without amendment.

**II. Old Business**

**A. Letter of Reappointment**

Commissioner Ron Mitchell has been reappointed for a three year term.

**B. Review of Phase II Study of Hazard Mitigation Study of Selected Talbot Co. Villages.**

Ashley Samonisky began with an overview of the purpose and extent of the Phase II survey. The initial work included proofing and updating map data to be used in the survey. The first day of favorable weather for the field surveys was May 31, 2017. All work was accomplished through the four villages on that day.

A GIS (digital mapping in layers of data) analysis was used to overlay FEMA flood data over the locations of historic properties in the four villages studied. Selected properties were located in the floodplain, built before 1967, within the zoning district and documented through hazard mitigation forms in the previous phase.

The selected properties were photographed in detail and evaluated by an architect to determine building style and integrity. The project team studied the target properties in greater detail to develop potential mitigation alternatives. Options range from “minimization” or risk reduction to elevation -- raising buildings up to a full story above the current ground level. In some of the study structures some measures were already in place. Projection maps for the 25 selected structures outline the increases in flood risk anticipated over time for each.

Six goals for the project were outlined:

1. To Protect each community’s historic character and economic vitality from flooding impacts by minimizing loss to structures, impacts to stakeholders and impacts on the economy, through mitigation planning in selected communities.
2. To insure flood mitigation goals for historic properties are consistent with other County plans by encouraging the integration between hazard mitigation planning and the historic and cultural and historic resources component of the comprehensive plan.
3. Encourage Talbot County and its communities to become more proactive and less reactive regarding the preservation of historic resources in hazard areas.
4. Minimize losses to areas of high economic value, including historic properties and local landmarks in the selected villages.
5. Recommend that historic resources are prioritized for hazard mitigation and risk reduction in the hazard mitigation process, given the cultural significance and the contributions they make to their communities.
6. To enhance the ability of vulnerable historic properties and cultural resources to withstand the impacts of hazards by identifying the risk reduction measures that provide the maximum protection yet preserve the character and integrity of these buildings to the greatest extent possible.

The report may recommend that the County setting creating a priority listing of resources in need of hazard mitigation assistance, in order to allocate funds that may become available. The report will outline several temporary and permanent mitigation measures and the relative advantages and disadvantages of each.

**C. Policies and Procedures Draft Comments**

Ongoing Duties – Will the Commission consider expanding to some non-site specific duties beyond the existing list? Staff will make comparisons between local regulations and Talbot County code. Seeking

**D. July Site Visit Report**

Webley was in good repair but there are some ongoing problems with brick pointing and repairs.

**E. Ad Hoc Use of Districts Committee**

Committee members are Ron Mitchell, Cindy Schmidt and Robert Mueller. Based on an initial discussion, there is some interest on the part of committee to explore ways to heighten awareness and public access to some historic resources. A self guided tour date was one suggested activity. Ron Mitchell supported an approach highlighting a range of sites and purposes with the help of a greater range of community interests.

**III. New Business**

**A. New Appointees for TCHPC**

Letters from the HPC to three potential applicants have been sent. Replies will be directed to the County Manager.

**B. August Site Visit**

Planned Site Visit was scheduled for July 28<sup>th</sup> at 3 PM. The George Brooks House and the Anchorage in line for inspection soon, if a representative can be contacted.

**IV. Open Floor**

**A. Nomination for HPC chair and vice chair.**

Motion by Mitchell and Seconded by Fenwick. Approved by all.

**V. Adjourn**

Motion to adjourn by Mitchell, passed 6-0.